



General Assembly

January Session, 2011

Raised Bill No. 1196

LCO No. 4672

04672_____GAE

Referred to Committee on Government Administration and Elections

Introduced by:
(GAE)

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Commissioner of Correction shall convey to
3 the town of Cheshire a parcel of land located in the town of Cheshire,
4 at a cost equal to the administrative costs of making such conveyance.
5 Said parcel of land has an area of approximately five acres. The
6 conveyance shall be subject to the approval of the State Properties
7 Review Board.
- 8 (b) The town of Cheshire shall use said parcel of land for parking
9 purposes. If the town of Cheshire:
- 10 (1) Does not use said parcel for said purposes;
11 (2) Does not retain ownership of all of said parcel; or
12 (3) Leases all or any portion of said parcel,
- 13 the parcel shall revert to the state of Connecticut.

14 (c) The State Properties Review Board shall complete its review of
15 the conveyance of said parcel of land not later than thirty days after it
16 receives a proposed agreement from the Department of Correction.
17 The land shall remain under the care and control of said department
18 until a conveyance is made in accordance with the provisions of this
19 section. The State Treasurer shall execute and deliver any deed or
20 instrument necessary for a conveyance under this section, which deed
21 or instrument shall include provisions to carry out the purposes of
22 subsection (b) of this section. The Commissioner of Correction shall
23 have the sole responsibility for all other incidents of such conveyance.

24 Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of
25 the general statutes, the Commissioner of Transportation shall convey
26 to the town of Wethersfield two parcels of land located in the town of
27 Wethersfield, at no cost. Said parcels of land have an area of
28 approximately .15 acre and .07 acre respectively, and are identified as
29 parcel J and K on map no. 2396 filed with the town clerk of
30 Wethersfield and entitled "Compilation Plan, Proposed Land Transfers
31 Associated with Project #159-171, Prepared for the Town of
32 Wethersfield, Wethersfield, Connecticut, April 12, 2001, Revisions
33 5/17/01, 6/25/01, Scale 1"=40', Job No. 51239.00, CADD No. CP
34 123901, File No. A-1152, Sheet No. 1/1, DeCarlo & Doll, Inc., 1952
35 Whitney Avenue, Hamden, Connecticut". The conveyance shall be
36 subject to the approval of the State Properties Review Board.

37 (b) The town of Wethersfield shall use said parcel of land for
38 municipal purposes. If the town of Wethersfield:

- 39 (1) Does not use said parcel for said purposes;
40 (2) Does not retain ownership of all of said parcel; or
41 (3) Leases all or any portion of said parcel,

42 the parcel shall revert to the state of Connecticut.

43 (c) The State Properties Review Board shall complete its review of
44 the conveyance of said parcel of land not later than thirty days after it

45 receives a proposed agreement from the Department of
46 Transportation. The land shall remain under the care and control of
47 said department until a conveyance is made in accordance with the
48 provisions of this section. The State Treasurer shall execute and deliver
49 any deed or instrument necessary for a conveyance under this section,
50 which deed or instrument shall include provisions to carry out the
51 purposes of subsection (b) of this section. The Commissioner of
52 Transportation shall have the sole responsibility for all other incidents
53 of such conveyance.

54 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
55 the general statutes, the Commissioner of Transportation shall convey
56 to the city of Middletown two parcels of land located in the city of
57 Middletown, at a cost not exceeding fifty thousand dollars, provided
58 the Middletown Common Council approves any such cost. Said
59 parcels of land have an area of approximately .30 acre and are
60 identified as Lots 7 and 8 on city of Middletown Tax Assessor's Map
61 No. 14. The conveyance shall be subject to the approval of the State
62 Properties Review Board.

63 (b) The State Properties Review Board shall complete its review of
64 the conveyance of said parcel of land not later than thirty days after it
65 receives a proposed agreement from the Department of
66 Transportation. The land shall remain under the care and control of
67 said department until a conveyance is made in accordance with the
68 provisions of this section. The State Treasurer shall execute and deliver
69 any deed or instrument necessary for a conveyance under this section.
70 The Commissioner of Transportation shall have the sole responsibility
71 for all other incidents of such conveyance.

72 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
73 the general statutes, the Commissioner of Public Safety shall convey to
74 the city of Middletown a parcel of land located in the city of
75 Middletown, at a cost equal to the administrative costs of making such
76 conveyance. Said parcel of land has an area of approximately 15.6 acres

77 and is identified as Lot 33 on city of Middletown Tax Assessor's Map
78 No. 4. The conveyance shall be subject to the approval of the State
79 Properties Review Board.

80 (b) The city of Middletown shall use said parcel of land for open
81 space purposes. If the city of Middletown:

- 82 (1) Does not use said parcel for said purposes;
83 (2) Does not retain ownership of all of said parcel; or
84 (3) Leases all or any portion of said parcel,

85 the parcel shall revert to the state of Connecticut.

86 (c) The State Properties Review Board shall complete its review of
87 the conveyance of said parcel of land not later than thirty days after it
88 receives a proposed agreement from the Department of Public Safety.
89 The land shall remain under the care and control of said department
90 until a conveyance is made in accordance with the provisions of this
91 section. The State Treasurer shall execute and deliver any deed or
92 instrument necessary for a conveyance under this section, which deed
93 or instrument shall include provisions to carry out the purposes of
94 subsection (b) of this section. The Commissioner of Public Safety shall
95 have the sole responsibility for all other incidents of such conveyance.

96 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
97 the general statutes, the Commissioner of Transportation shall convey
98 to the city of Middletown a parcel of land located in the city of
99 Middletown, at a cost equal to the administrative costs of making such
100 conveyance. Said parcel of land has an area of approximately .19 acre,
101 is identified as Lot 45 on city of Middletown Tax Assessor's Map No.
102 22 and is currently the subject of a lease agreement between the city of
103 Middletown and the Department of Transportation. The conveyance
104 shall be subject to the approval of the State Properties Review Board.

105 (b) The city of Middletown shall use said parcel of land for open
106 space and recreational purposes. If the city of Middletown:

- 107 (1) Does not use said parcel for said purposes;
108 (2) Does not retain ownership of all of said parcel; or
109 (3) Leases all or any portion of said parcel,

110 the parcel shall revert to the state of Connecticut.

111 (c) The deed or instrument necessary for a conveyance under this
112 section shall include a provision terminating the lease between the
113 state of Connecticut and the city of Middletown concerning said
114 parcel.

115 (d) The State Properties Review Board shall complete its review of
116 the conveyance of said parcel of land not later than thirty days after it
117 receives a proposed agreement from the Department of
118 Transportation. The land shall remain under the care and control of
119 said department until a conveyance is made in accordance with the
120 provisions of this section. The State Treasurer shall execute and deliver
121 any deed or instrument necessary for a conveyance under this section,
122 which deed or instrument shall include provisions to carry out the
123 purposes of subsection (b) of this section. The Commissioner of
124 Transportation shall have the sole responsibility for all other incidents
125 of such conveyance.

126 Sec. 6. Section 34 of special act 03-19 is amended to read as follows
127 (*Effective from passage*):

128 (a) Notwithstanding any provision of the general statutes, the
129 Commissioner of Transportation shall convey to the town of Tolland a
130 parcel of land located on the northerly side of Interstate Route 84 in the
131 town of Tolland, at a cost equal to the administrative costs of making
132 such conveyance. Said parcel of land has an area of approximately 9.70
133 acres and is further identified as the parcel of land designated by the
134 Department of Transportation as File No. 142-44-4A. The conveyance
135 shall be subject to the approval of the State Properties Review Board.

136 (b) The town of Tolland shall use said parcel of land for [open

137 space] economic development purposes. If the town of Tolland:

138 (1) Does not use said parcel for said purposes;

139 (2) Does not retain ownership of all of said parcel; or

140 (3) Leases all or any portion of said parcel,

141 the parcel shall revert to the state of Connecticut.

142 (c) The State Properties Review Board shall complete its review of
143 the conveyance of said parcel of land not later than thirty days after it
144 receives a proposed deed from the Department of Transportation. The
145 land shall remain under the care and control of said department until a
146 conveyance is made in accordance with the provisions of this section.
147 The State Treasurer shall execute and deliver any deed or instrument
148 necessary for a conveyance under this section, which deed or
149 instrument shall include provisions to carry out the purposes of
150 subsection (b) of this section. The Commissioner of Transportation
151 shall have the sole responsibility for all other incidents of such
152 conveyance.

153 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
154 the general statutes, the Commissioner of Transportation shall grant to
155 the town of Cromwell easements of land located in the town of
156 Cromwell, at no cost. Such easements have an area of 1.6482 acres and
157 are identified as "Land of the State of Connecticut to be Released to the
158 Town of Cromwell", abutting Connecticut Route 9 South and North
159 Road on a map entitled "Property Survey Land of the State of
160 Connecticut to be Released to the Town of Cromwell, North Road,
161 Cromwell, Connecticut" prepared by Hallisey, Pearson & Cassidy,
162 Civil Engineers and Land Surveyors and dated December 15, 2010. The
163 easements shall be subject to the approval of the State Properties
164 Review Board.

165 (b) The town of Cromwell shall use said easements for the purpose
166 of a right of way for North Road. If the town of Cromwell:

- 167 (1) Does not use said easements for said purposes;
168 (2) Does not retain ownership of all said easements; or
169 (3) Leases all or any portion of said easements,

170 the easements shall revert to the state of Connecticut.

171 (c) Said easements shall be granted (1) subject to the right of the
172 state to (A) pass and repass over and on said easements of land for the
173 purpose of accessing lands of the state, and (B) place and maintain
174 over, under and on said easements of land existing and future utilities,
175 including, but not limited to, electrical, water, sanitary sewer,
176 telecommunications and gas, and (2) subject to any rights and
177 easements with regard to said easements of land that the state deems
178 necessary to meet its governmental obligations.

179 (d) The State Properties Review Board shall complete its review of
180 the conveyance of said easements of land not less than thirty days after
181 it receives a proposed agreement from the Department of
182 Transportation.

183 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
184 the general statutes, the Commissioner of Transportation shall convey
185 to the town of Fairfield a parcel of land located in the town of Fairfield,
186 at no cost. Said parcel of land has an area of approximately .20 acre
187 and is adjacent to the Merritt Parkway. The conveyance shall be subject
188 to the approval of the State Properties Review Board.

189 (b) The town of Fairfield shall use said parcel of land for open space
190 purposes. If the town of Fairfield:

- 191 (1) Does not use said parcel for said purposes;
192 (2) Does not retain ownership of all of said parcel; or
193 (3) Leases all or any portion of said parcel,

194 the parcel shall revert to the state of Connecticut.

195 (c) The State Properties Review Board shall complete its review of

196 the conveyance of said parcel of land not later than thirty days after it
 197 receives a proposed agreement from the Department of
 198 Transportation. The land shall remain under the care and control of
 199 said department until a conveyance is made in accordance with the
 200 provisions of this section. The State Treasurer shall execute and deliver
 201 any deed or instrument necessary for a conveyance under this section,
 202 which deed or instrument shall include provisions to carry out the
 203 purposes of subsection (b) of this section. The Commissioner of
 204 Transportation shall have the sole responsibility for all other incidents
 205 of such conveyance.

206 Sec. 9. Number 365 of the special acts of 1963 is amended to read as
 207 follows (*Effective from passage*):

208 (a) The state park and forest commission shall sell a building owned
 209 by the state and located in the town of Coventry east of the Nathan
 210 Hale birthplace, to the Coventry Historical Society, Inc., for one dollar,
 211 [, to be used as a museum and meeting place.]

212 (b) Notwithstanding a certain condition contained in a deed from
 213 the State of Connecticut to the Coventry Historical Society, Inc., dated
 214 September 11, 1963, and recorded in the Coventry land records at
 215 volume 111, page 273 and in a quit-claim deed from the State of
 216 Connecticut to the Coventry Historical Society, Inc., dated August 2,
 217 1965, and recorded on August 2, 1965, in the Coventry land records at
 218 volume 172, pages 62 and 63, the Coventry Historical Society, Inc. is
 219 authorized to sell, free of any restriction that the property be used for
 220 museum and meeting place purposes, the building described in this
 221 section and land described in number 365 of the special acts of 1963
 222 and said deeds recorded in the Coventry land records, subject to the
 223 approval of the State Properties Review Board. The net proceeds from
 224 any such sale shall be used for maintenance or related costs of the
 225 other properties owned by the Coventry Historical Society, Inc.

226 Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of
 227 the general statutes, the Commissioner of Transportation shall convey

228 to the town of Farmington a parcel of land located in the town of
229 Farmington, at a cost equal to the administrative costs of making such
230 conveyance. Said parcel of land has an area of approximately 1.6 acres
231 and is identified as "Release Area = 1.60 acres" on a map entitled
232 "Compilation Plan, Town of Farmington, Map Showing Land Released
233 to by the State of Connecticut, Department of Transportation, CT
234 Route 9 at Goodrich Road, Thomas A. Harley, P.E., May 2010". The
235 conveyance shall be subject to the approval of the State Properties
236 Review Board.

237 (b) The town of Farmington shall use said parcel of land for open
238 space and recreational purposes. If the town of Farmington:

- 239 (1) Does not use said parcel for said purposes;
240 (2) Does not retain ownership of all of said parcel; or
241 (3) Leases all or any portion of said parcel,

242 the parcel shall revert to the state of Connecticut.

243 (c) The State Properties Review Board shall complete its review of
244 the conveyance of said parcel of land not later than thirty days after it
245 receives a proposed agreement from the Department of
246 Transportation. The land shall remain under the care and control of
247 said department until a conveyance is made in accordance with the
248 provisions of this section. The State Treasurer shall execute and deliver
249 any deed or instrument necessary for a conveyance under this section,
250 which deed or instrument shall include provisions to carry out the
251 purposes of subsection (b) of this section. The Commissioner of
252 Transportation shall have the sole responsibility for all other incidents
253 of such conveyance.

254 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of
255 the general statutes, the Commissioner of Transportation shall convey
256 to the town of Tolland a parcel of land consisting of approximately 1.3
257 acres located in the town of Tolland in exchange for a parcel of land
258 totaling approximately 2.2 acres located in the town of Tolland. The

259 exchange of said parcels of land shall be made simultaneously and
260 each in consideration of the other. The parcel of land to be conveyed
261 by the Commissioner of Transportation in said exchange is identified
262 as the portion of Lot 142-61-5 containing a commuter lot on
263 Connecticut Department of Transportation Right of Way Map, Town
264 of Tolland, Interstate 84, from the Vernon town line easterly to Cathole
265 Road, Number 142-07, Sheet No. 9 of 11, dated February 4, 1994. The
266 parcel of land to be conveyed by Tolland in said exchange is identified
267 as Lot 1, Block L, on Tolland Tax Assessor's Map 28. The exchange of
268 said parcels of land shall be subject to the approval of the State
269 Properties Review Board.

270 (b) The State Properties Review Board shall complete its review of
271 the exchange of said parcels of land not later than thirty days after it
272 receives a proposed agreement from the Department of
273 Transportation. The state land shall remain under the care and control
274 of said department until a conveyance is made in accordance with the
275 provisions of this section. The State Treasurer shall execute and deliver
276 any deed or instrument necessary for a conveyance of state land under
277 this section. The Commissioner of Transportation shall have the sole
278 responsibility for all other incidents of such conveyance.

279 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
280 the general statutes, the Commissioner of Transportation shall convey
281 to the town of Bristol a parcel of land located in the town of Bristol, at a
282 cost equal to the fair market value of the property, as determined by
283 the average of the appraisals of two independent appraisers selected
284 by the commissioner, plus the administrative costs of making such
285 conveyance. Said parcel of land has an area of approximately .11 acre
286 and is identified as 30 Pine Street, located on the corner of Pine Street
287 and Poplar Street. The conveyance shall be subject to the approval of
288 the State Properties Review Board.

289 (b) The State Properties Review Board shall complete its review of
290 the conveyance of said parcel of land not later than thirty days after it

291 receives a proposed agreement from the Department of
292 Transportation. The land shall remain under the care and control of
293 said department until a conveyance is made in accordance with the
294 provisions of this section. The State Treasurer shall execute and deliver
295 any deed or instrument necessary for a conveyance under this section.
296 The Commissioner of Transportation shall have the sole responsibility
297 for all other incidents of such conveyance.

298 Sec. 13. (*Effective from passage*) Notwithstanding any provision of the
299 general statutes, the Commissioner of Transportation shall convey to
300 the town of Monroe a parcel of land located in the town of Monroe, at
301 a cost equal to the administrative costs of making such conveyance.
302 Said parcel of land has an area of approximately .5 acre and is
303 identified as a certain parcel on Monroe Tax Assessor's Map 18, that
304 abuts 38, 39, 40, 41 on said map. The conveyance shall be subject to the
305 approval of the State Properties Review Board.

306 (b) The town of Monroe shall use said parcel of land for economic
307 development purposes. If the town of Monroe:

- 308 (1) Does not use said parcel for said purposes;
309 (2) Does not retain ownership of all of said parcel; or
310 (3) Leases all or any portion of said parcel,

311 the parcel shall revert to the state of Connecticut.

312 (c) The State Properties Review Board shall complete its review of
313 the conveyance of said parcel of land not later than thirty days after it
314 receives a proposed agreement from the Department of
315 Transportation. The land shall remain under the care and control of
316 said department until a conveyance is made in accordance with the
317 provisions of this section. The State Treasurer shall execute and deliver
318 any deed or instrument necessary for a conveyance under this section,
319 which deed or instrument shall include provisions to carry out the
320 purposes of subsection (b) of this section. The Commissioner of
321 Transportation shall have the sole responsibility for all other incidents

322 of such conveyance.

323 Sec. 14. (*Effective from passage*) (a) Notwithstanding any provision of
 324 the general statutes, after holding a public hearing on the matter, the
 325 Commissioner of Environmental Protection shall enter into an
 326 agreement or agreements with the Goodspeed Opera House
 327 Foundation, Inc. or Riverhouse Properties, LLC to exchange lands or
 328 other consideration of approximately equal value. The land to be
 329 conveyed by the state is approximately 17.40 acres and is identified as
 330 Assessor's Lot 22-2 Bridge Road, Haddam, CT. Such land is further
 331 identified as Lot 1 and Lot 2 on a map prepared by William B. Bergan,
 332 dated February 11, 2003, with revisions dated March 12, 2009, and with
 333 such revisions titled "Division of Former Eagle Land Corp. Prop. - 2
 334 Lots". Such land to be conveyed by the state shall not include any land
 335 with frontage along the Connecticut River. The land or other
 336 consideration to be conveyed by the Goodspeed Opera House
 337 Foundation, Inc. may include all or a portion of a 2.70 acre parcel of
 338 land on the west side of Lumber Yard Road in East Haddam, CT, and
 339 is further identified on the East Haddam's Tax Assessor's Map # M17
 340 as Lots #L096 and #L090. Such land is also a portion of land acquired
 341 from the state of Connecticut on February 18, 1964, and recorded in the
 342 land records of the town of East Haddam in volume 79 at page 623.
 343 The land or other consideration to be conveyed by Riverhouse
 344 Properties, LLC may include all or a portion of an approximately 87.70
 345 acre parcel of land on the east side of High Street in the Higganum
 346 section of Haddam, CT. Such land is further identified as Parcels #42-1,
 347 43 and 44 on Haddam Assessor's Map 24 and Parcel 92 on Map 14, and
 348 is further identified as land conveyed from Walkley Heights Associates
 349 via a deed dated May 26, 2004, as recorded in Volume 278 at Page 287
 350 of the Haddam land records. The specific description of land or other
 351 consideration to be conveyed among the Department of Environmental
 352 Protection, the Goodspeed Opera House Foundation, Inc. and
 353 Riverhouse Properties, LLC shall be established by mutual agreement
 354 of such parties, and such parties shall make all reasonable efforts to
 355 reach such agreement on or before December 31, 2011. Said exchange

356 shall be subject to the approval of the State Properties Review Board.

357 (b) The State Properties Review Board shall complete its review of
 358 the conveyance of said parcels of land not later than thirty days after it
 359 receives a proposed agreement from the Department of Environmental
 360 Protection. The state land shall remain under the care and control of
 361 said department until a conveyance is made in accordance with the
 362 provisions of this section. The State Treasurer shall execute and deliver
 363 any deed or instrument necessary for a conveyance under this section.

364 Sec. 15. (*Effective from passage*) (a) Notwithstanding any provision of
 365 the general statutes, the Commissioner of Transportation shall convey
 366 to Sugar Hollow Builders LLC a parcel of land located in the city of
 367 Danbury, at a cost equal to the fair market value of said parcel. Said
 368 parcel of land has an area of approximately 2.35 acres and is identified
 369 as lot G 2402500 by the Danbury Tax Assessor. The fair market value of
 370 such parcel shall be determined by the average of the appraisals of two
 371 independent appraisers who shall be selected by the commissioner.
 372 The conveyance shall be subject to the approval of the State Properties
 373 Review Board.

374 (b) The State Properties Review Board shall complete its review of
 375 the conveyance of said parcel of land not later than thirty days after it
 376 receives a proposed agreement from the Department of
 377 Transportation. The land shall remain under the care and control of
 378 said department until a conveyance is made in accordance with the
 379 provisions of this section. The State Treasurer shall execute and deliver
 380 any deed or instrument necessary for a conveyance under this section.
 381 The Commissioner of Transportation shall have the sole responsibility
 382 for all other incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section

Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	SA 03-19, Sec. 34
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>from passage</i>	New section
Sec. 9	<i>from passage</i>	Number 365 of the special acts of 1963
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>from passage</i>	New section
Sec. 12	<i>from passage</i>	New section
Sec. 13	<i>from passage</i>	New section
Sec. 14	<i>from passage</i>	New section
Sec. 15	<i>from passage</i>	New section

Statement of Purpose:

To convey certain parcels of land owned by the state.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]